



# NEIGHBORHOOD

## *Features*

### EXTERIOR FEATURES

- Architecturally controlled community with preselected exterior color packages to enhance the streetscape of the community
- Full brick exteriors
- Pre-painted gutters and round downspouts to compliment exterior color palette
- TPO Membrane Roofing system
- Baked enamel metal canopies \*per plan
- Stainable fiberglass front door to match elevation
- Professionally designed landscape package
- Fully sodded lawn with irrigation system
- Decorative garage doors; field painted, with hinges, handles with remote opener
- Composite deck
- Northwest - Sentricon system
- 2 car garage
- Gas lantern at entry door
- Covered terrace with ceiling fan and full brick pavers, \*per plan

### INTERIOR FEATURES

- 9' smooth ceilings on first floor; 10' on second floor; 9' on third floor
- Sherwin Williams paint throughout
- 2 panel "Carrara style" interior doors - 8' on first floor
- Lever door hardware with matching hinges - satin nickel
- 6"x 6" post at base, wood stained staircase. Includes wrought iron pickets
- Staircase to second floor - full wood stained treads, painted risers, per plan\*
- Prefinished hardwood flooring throughout all rooms except "wet" areas

### INTERIOR FEATURES *(continued)*

- Designer tile in all baths, laundry room and kitchen backsplash
- 5 ¼" Cove crown in: Entry foyer (1st level); entire 2nd floor; master bedroom/bath and hallway on 3rd floor
- 7 1/4" baseboards on first and second floors and 5 ¼" baseboards on third floor
- 42" gas direct vent fireplace with gas logs
- Pre-cast Roosevelt mantle
- Pre-wire for phone / cable
- Wire and brace for ceiling fans in family room and all bedrooms, and media/loft, per plan\*
- Designer lighting package
- Recessed can lights throughout
- "Rocker" style light switches throughout the residence

### GOURMET KITCHEN FEATURES

- 42" Shaker style cabinets staggered with 2" crown
- Kitchenaid® stainless steel appliance package
- 30" Kitchenaid® gas slide in range with baking drawer and 30" chimney vent hood
- Under counter microwave
- Kitchenaid® stainless steel dishwasher
- Granite countertops - standard level
- Tile backsplash - standard level
- Stainless steel 50/50 double bowl undermount sink or single bowl
- Delta chrome faucet
- Garbage disposal
- Soft close kitchen drawers



# NEIGHBORHOOD FEATURES

*continued*

## POWDER ROOM

- Rectangular pedestal sink
- Elongated comfort height commode
- Framed mirror
- Prefinished hardwood flooring
- Delta Lahara chrome faucet

## GUEST & SECONDARY BATHROOMS

- Raised height Shaker style cabinets
- Level 1 granite
- Delta Lahara chrome faucets
- Tub/shower combination with decorative tile surround
- Decorative tile flooring
- Scald guard shower valve

## OWNER'S RETREAT AND OWNER'S BATH

- Raised height flat Shaker style cabinets
- Granite countertops
- Decorative tile flooring
- Fully tiled shower with semi frameless chrome shower door
- Recessed niche in owner's shower
- Tiled bench in owner's shower, per plan\*
- Recessed can light above owner's shower
- Delta Lahara faucets
- Elongated comfort height commode
- Walk-in closet
- Scald guard shower valve

## QUALITY CONSTRUCTION AND ENERGY EFFICIENCY

- Energy efficient insulated, double pane vinyl low E windows
- Housewrap - blocking air infiltration and creating a moisture barrier
- Programmable thermostat on 2nd & 3rd floors
- 14 seer Carrier® central air conditioner
- Carrier® energy efficient electric heat pump
- 50 gallon electric hot water heater
- Energy efficient low flow, water saving toilets and shower heads
- Low flow aerators on all faucets
- Quality plumbing water lines
- Pre-wired for security

## WARRANTY AND CUSTOMER SERVICE

- Your new PMC home is backed by over 3 decades of experience in building quality homes
- Comprehensive quality assurance inspections throughout the entire building process
- A personal homeowner orientation and pre-delivery inspection prior to closing
- 30 day and 11 month follow-up inspections by the homeowner
- One (1) year warranty on the home being free of defects and workmanship
- Ten (10) year warranty on any major structural defect